



Good Neighbors

San Diego
Housing Commission

AGENDA

AGENDA 401

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
April 13, 1998
9:00 A.M.
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

(Arthur, Dick, Macias, Nottley, Oxberry, and Tumminia)

20 PUBLIC COMMENT

At this time individual(s) may address the Commission on any subject in its area of responsibility on any matter not presently pending before the Commission. Communications are limited to three minutes. Pursuant to the Brown Act, no action can be taken by the Commission. Please fill out a **SPEAKER REQUEST FORM and submit it to the secretary prior to the meeting.**



A state agency authorized by the City of San Diego

30 COMMISSIONER COMMENTS

40 REPORT BY THE EXECUTIVE DIRECTOR

50 APPROVAL OF THE MINUTES

Minutes of the Meeting of March 23, 1998.

ADOPTION AGENDA - CONSENT

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately and public testimony taken.

100 HCR98-041 - Modification of Home Repair Grant Program

Recommendation: It is recommended that the Housing Commission recommend modification of the existing Home Repair Grant Program for very-low income owner-occupants of single family residences to clarify certain provisions and increase the amount. The recoverable grant amount would be increased from \$3,000 to \$5,000.

Fiscal Impact: An increase in grant amount from \$3,000 to \$5,000 will result in an additional expenditure of \$200,000, which is already within the Fiscal Year 1998 approved budget.

Previous Related Action(s): On July 8, 1996 (HCR96-119), the Housing Commission approved the allocation of funds for the Housing Trust Fund Rehabilitation Program and modified the previously non-repayable \$3,000 grant to a "Recoverable Grant" to be recouped upon future sale, refinance, or transfer of ownership.

101 HCR98-045 - Watson Wyatt Contract Amendment (Citywide)

Recommendation: Amend the current Watson Wyatt Worldwide contract for Employee Benefits Consulting and Brokerage Services for FY98 by \$20,000 for a total contract amount not to exceed \$56,500 for the remaining one year term ending June 30, 1998 to accommodate additional services needed.



Fiscal Impact: The FY98 contract increase will be funded by savings in other line items within the Human Resources budget.

Previous Related Action(s): On June 7, 1993, the Housing Commission was authorized to execute a contract with The Wyatt Company (now Watson Wyatt Worldwide) to provide consulting services for employee group benefits programs, the Section 457 Deferred Compensation Plan and the Pension Plan for a three year term at an amount not to exceed \$95,850 with a one time option to renew for an additional two year term. On March 11, 1996, the Housing Commission approved Watson Wyatt Worldwide to provide a one time two year option to renew through June 30, 1998 at an amount not to exceed \$56,000 for the two-year term. On June 2, 1997, the Housing Commission approved the provision for an increase of \$8,500 for FY97 and \$8,500 for FY98 to provide special consulting services required, for a total contract amount not to exceed \$73,000 for the two year renewal term.

102 HCR98-036 - FY99 Consolidated Plan (Citywide)

Recommendation: Provide comments and recommend to the City Council that it approve the City's draft Fiscal Year 1999 Consolidated Annual Plan, and authorize its submission to HUD.

Fiscal Impact: None with this action; however, without a final HUD approved FY99 Consolidated Annual Plan, the City will be ineligible to receive approximately \$28 million in FY99 entitlement funds that support affordable housing and community and economic development activities.

Previous Related Actions: HUD approved the City of San Diego's Fiscal Year 1996-2000 Consolidated Plan on July 27, 1995. On April 22, 1996, the City Council approved the Consolidated Annual Plan for FY97. On April 29, 1997, the City Council approved the Consolidated Annual Plan for FY98. On March 23, 1998, the Housing Commission received a copy of the draft FY99

Consolidated Annual Plan for review. On April 9, 1998, the Planning Commission reviewed the Consolidated Plan and recommended approval by the City Council

103 HCR98-039 - Housing Trust Fund Fiscal Year 99 Implementation Strategy (Citywide)

Recommendation: It is recommended that the Housing Commission: 1)



hear public testimony on the Housing Trust Fund draft FY99 Implementation Strategy model programs; 2) make modifications to the drafts as it deems appropriate; and, 3) forward the drafts to City Council with a recommendation for approval.

Fiscal Impact: None with this action. The FY99 Housing Trust Fund budget of \$7,089,062 is incorporated into the Housing Commission's budget.

Previous Related Action(s): None.

INFORMATIONAL ITEMS

San Diego Housing Commission FY99 Community Relations Strategic Plan

The agency's Community Relations section will present an overview of the *FY99 COMMUNITY RELATIONS STRATEGIC PLAN*.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, April 13, 1998 into Closed Session with the following agenda:

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
 - (a) Hidden Valley Construction v. San Diego Housing Authority
San Diego Superior Court Case No.: 704467
 - (b) Melvin Shapiro v. City of San Diego; San Diego Housing Commission
San Diego Superior Court Case No.: 714981
 - (c) Melvin Shapiro v. San Diego Housing Commission
San Diego Municipal Court Case No.: 714975
 - (d) San Diego Housing Commission, a public agency vs. Ward Richard Hanigan, Trustee of the Central Avenue UDT 2/6/90; Central Avenue Trust UDT 2/6/90, and Does 1 through 20, inclusive
San Diego Superior Court Case No.: 709699
 - (e) SDHC v. Olivewood Garden Apartments
San Diego Municipal Court Case No.: 598118



- (f) **SDHC v. Horizon Capital Group LP/Uptown Management;
General Electric Corporation; Fairfield Properties, Inc.; John
Daneshgar**
San Diego Municipal Court Case No.: 597420
- (g) **SDHC v. William Cogan, Jr.**
San Diego Municipal Court Case No.: 597803
- (h) **SDHC v. Ralph Wyer**
San Diego Municipal Court Case No.: 598053
- (i) **SDHC v. Great Western Bank; Phuc Doan**
San Diego Municipal Court Case No.: 598052
- (j) **SDHC v. Robert Defreitas**
San Diego Municipal Court Case No.: 598713

II. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):

(a) More than (1) matter.

III. Conference with Labor Negotiator - pursuant to California Government Code Section 54957.6:

Agency Negotiator: Elizabeth Morris and/or Ron Novello for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, SEIU, AFL-CIO

IV. Adjournment of Closed Session.

V. Announcement of action taken in Closed Session.

ADJOURNMENT

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